



Detached Garages

Detached garages are permitted in the rear yard or side yard and must be 7 feet from the rear and side lot lines. On a corner lot, a garage may not be located closer to the corner side yard line, than the required corner side yard setback. A detached garage must also be located at minimum of 10 feet from the principal residence. The maximum height permitted is 15 feet. Only 35% of the entire lot is permitted to be covered with buildings or permanent structures (excludes decks, patios, driveways and walkways).

Requirements and Documents to be Submitted:

- Permit Application
- Legal Plat of Survey showing proposed location of garage
- Construction Drawings/Description of garage (ie. materials, dimensions, electric).
- Approval from homeowner's association (where applicable)
- If the work to be performed by anyone other than the homeowner/resident the contractor must be registered with the Village.
- Refer to attached specifications for Building Code requirements

Fees:

Administration Fee	\$25.00
Permit Fee	Square Feet x \$.25 (minimum \$50.00)
Inspection Fee	\$25.00 (per required inspection)

<u>Inspections:</u>	Rough Framing/Electric
	Final Building/Electric

Site Address: _____

Description of Detached Garage:

Dimensions: _____

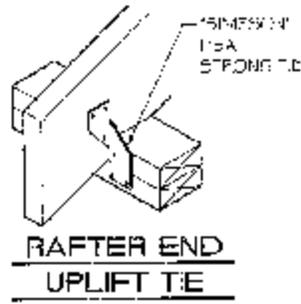
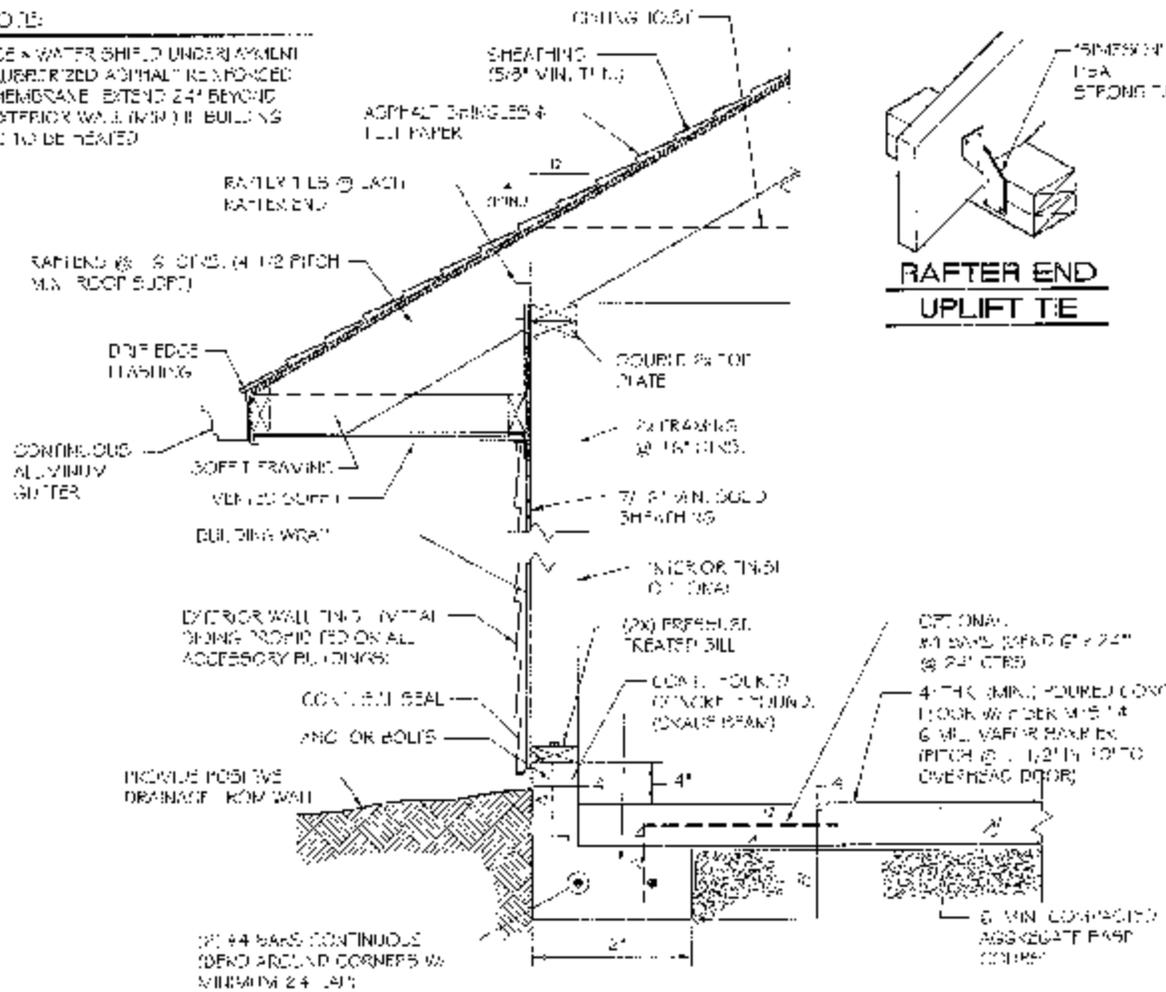
Height: _____

House Square Footage: _____

(Only 35% of the lot may be covered with buildings/accessory uses, excluding decks, patios, driveways and sidewalks)

NOTES:

ICE & WATER SHIELD UNDERLAMENT
 RUBBERIZED ASPHALT REINFORCED
 MEMBRANE EXTEND 24" BEYOND
 EXTERIOR WALL (MIN.) IF BUILDING
 IS TO BE HEATED



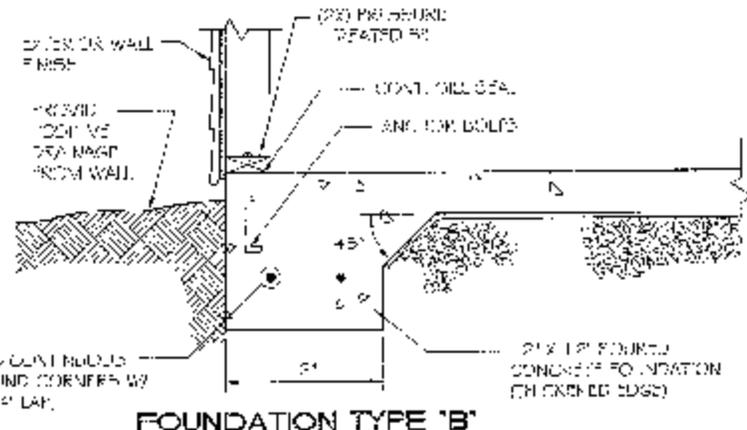
FOUNDATION TYPE 'A'

ELECTRICAL NOTE:

NO EXTENDED METALLIC CABLE (CONDUIT IS ALLOWED) ACCESSORY BLDG (CONDUIT ONLY)

ROOF FRAMING NOTES:

1. ALL ROOF RAFTERS SHALL BE ATTACHED TO BUILDING TOP PLATE WITH SIMPSON INSA'S IRONIC TIE OR APPROVED EQUAL.
2. MAXIMUM HEIGHT (12") MEASURED FROM TOP OF FLOOR DEAD TO HESLER TO ERI OF ROOF



FOUNDATION TYPE 'B'

FREE STANDING GARAGE OR ACCESSORY BUILDING (GREATER THAN 100 S.F. OF FLOOR AREA)

N.T.S.

Revision: 03-14-2011

16032-C0/114-DE-152



Application for Building Permit

Permit # _____

Application is hereby made for:

_____	New Single-Family Residence	_____	New Non-Residential Building
_____	Addition/Alteration to Single Family	_____	Addition/Alteration to Non-Residential Building
_____	Miscellaneous/Other (Fence, Deck, Pool, Etc.)	_____	

Address of Property _____	PIN # _____
Subdivision _____	Lot # _____ Lot Size _____
Zoning District _____	County _____ Township _____

An Accurate Plat of Survey Must Be Included With All Permit Applications

Permit Applicant _____ Phone _____ Fax _____

Address _____ City _____ Zip _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

_____	_____
<i>Signature of Applicant</i>	<i>Application Date</i>

Owner _____ Phone _____ Fax _____

Address _____ City _____ Zip _____

General Contractor _____ Phone _____ Fax _____

Address _____ City _____ Zip _____

Village of Diamond Registration # _____ Expiration Date _____

Architect _____ Phone _____ Fax _____

Address _____ City _____ Zip _____